

AGENDA
CITY OF ATLANTA BOARD OF ZONING ADJUSTMENT
Friday, June 18, 2004 AT 1:00 P.M.
ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR

Page 1 of 5

NEW CASES

- V-04-70** Application of **Todd Prinkey** for a variance from the zoning regulations to reduce the front yard setback from the required 30 feet to 15 feet, for construction of a new, single-family, detached house. Property is located at **553 WOODALL AVENUE, N.E.**, and fronts 212 feet on the northeast side of Woodall Avenue, beginning 190 feet south of the northeast corner of Woodall Avenue and Belgrade Avenue. Zoned R-5 (Two-Family Residential) District. Land Lot 18 of the 14th District, Fulton County, Georgia.
Owner: Brookhaven Grace, LLC
Council District 2, NPU-N
- V-04-118** Application of **James M. Sabol** for a special exception from the zoning regulations to reduce the transitional south side yard setback from the required 20 feet to 17 feet, to allow for redevelopment of a commercial property and parking in the transitional yard. Property is located at **496 GLEN IRIS DRIVE, N.E.**, and fronts 60 feet on the west side of Glen Iris Drive, beginning 200 feet from the northwest corner of Glen Iris Drive and Rankin Street. Zoned C-2 (Commercial Service) District. Land Lot 47 of the 14th District, Fulton County, Georgia.
Owner: Plumbworks, Inc.
Council District 2, NPU-M
- V-04-120** Application of **Donald Robert Black** for a variance from the zoning regulations to reduce the northeast side yard setback from the required 7 feet to 4 feet, 7 inches, for a second story addition to a single-family, detached house. Property is located at **2324 ARMAND ROAD, N.E.**, and fronts 65 feet on the northwest side of Armand Road, beginning 615 feet north of the northwest corner of Armand Road and Cordova Drive. Zoned R-4 (Single-Family Residential) District. Land Lot 49 of the 17th District, Fulton County, Georgia.
Owner: Donald Robert Black
Council District 6, NPU-F
- V-04-121** Application of **J. E. Espana, Jr.**, for a variance from the zoning regulations to reduce the rear yard setback from the required 15 feet to 7 feet, for construction of a single-family, detached house. Property is located at **1811 WILLIAM PLACE, N.W.**, and fronts 50 feet on the east side of William Place, beginning 437.8 feet south of the southeast corner of William Place and Spring Avenue. Zoned R-4A (Single-Family Residential) District. Land Lot 229 of the 17th District, Fulton County, Georgia.
Owner: Brock Built, LLC
Council District 9, NPU-D

AGENDA
CITY OF ATLANTA BOARD OF ZONING ADJUSTMENT
Friday, June 18, 2004 AT 1:00 P.M.
ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR

Page 2 of 5

- V-04-122** Application of **David Tash** for a special exception from the zoning regulations to reduce the required on-site parking from 39 to 11 spaces, for a pizzeria. Property is located at **1025 HOWELL MILL ROAD, N.W.**, and fronts 70 feet on the east side of Howell Mill Road, beginning at the southeast corner of Howell Mill Road and 11th Street. Zoned I-1 (Light Industrial) District. Land Lot 150 of the 17th District, Fulton County, Georgia.
Owner: Don Chamers
Council District 8, NPU-E
- V-04-123** Application of **Edrick Harris** for a special exception from the zoning regulations to reduce the required on-site parking from 90 to 50 spaces for construction of a seniors' residence. Property is located at **217 THIRKELD AVE., S.W.**, and fronts 200 feet on the north side of Thirkeld Avenue, beginning at the northwest corner of Thirkeld Avenue and Moury Avenue. Zoned C-1-C (Community Business) District. Land Lots 72 & 73 of the 14th District, Fulton County, Georgia.
Owner: Carver Redevelopment, LLC
Council District 1, NPU-Y
- V-04-124** Application of **Hannah Smith** for a variance from the zoning regulations to reduce the east side yard setback from the required 10 feet to 4 feet, to allow for construction of exterior steps. Property is located at **5099 N. IVY ROAD, N.E.**, and fronts 66.52 feet on the southwest side of N. Ivy Road, beginning 470 feet east of the northeast corner of N. Ivy Road and Mountain Drive. Zoned R-3 (Single-Family Residential) District. Land Lot 43 of the 17th District, Fulton County, Georgia.
Owner: Ed Castro Landscape
Council District 7, NPU-B
- V-04-125** Application of **Scott Colomb** for a variance from the zoning regulations to allow for a turnaround (i.e., a parking pad) in the front yard setback of a single-family residential property, where it is otherwise prohibited. Property is located at **630 W. WESLEY ROAD, N.W.**, and fronts 130 feet on the south side of W. Wesley Road, beginning 200 feet west of W. Wesley Road and Northside Drive. Zoned R-3 (Single-Family Residential) District. Land Lot 155 of the 17th District, Fulton County, Georgia.
Owners: Mark and Patricia Griffith
Council District 8, NPU-C
- V-04-127** Application of **Sanjay Gupta** for a variance from the zoning regulations to reduce the transitional side yard setback from the required 20 feet to 8 feet, for construction of a multifamily dwelling. Property is located at **839 FLAT SHOALS AVENUE, S.E.**, and fronts 100 feet on the south side of Flat Shoals Avenue, beginning at the southwestern corner of Flat Shoals Avenue and Cavanaugh Avenue. Zoned C-1 (Community Business) District. Land Lot 146 of the 15th District, Fulton County, Georgia.
Owner: ABR Builders, LLC
Council District 5, NPU-W

AGENDA
CITY OF ATLANTA BOARD OF ZONING ADJUSTMENT
Friday, June 18, 2004 AT 1:00 P.M.
ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR

Page 3 of 5

- V-04-128** Application of **Jerrell V. Solomon** for a special exception from the zoning regulations to allow for an increase in square footage of a legal, non-conforming quadraplex, to allow for an attic addition. Property is located at **341 NEWPORT STREET, N.W.**, and fronts 35 feet on the east side of Newport Street, beginning 135 feet north of the northeast corner of Newport Street and Simpson Street. Zoned R-5 (Two-Family Residential) District. Land Lot 111 of the 14th District, Fulton County, Georgia.
Owner: Jarrell V. Solomon
Council District 3, NPU-L
- V-04-129** Application of **Serge Watson** for a variance from the zoning regulations to reduce the south side yard setback from the required 7 feet to 2 feet, for a second story addition to a single-family, detached house. Property is located at **867 ARGONNE AVENUE, N.E.**, and fronts 45 feet on the east side of Argonne Avenue, beginning 130 feet north of the northeast corner of Argonne Avenue and Seventh Street. Zoned R-5 (Two-Family Residential) District. Land Lot 48 of the 14th District, Fulton County, Georgia.
Owner: Gerald L. Davis
Council District 6, NPU-E
- V-04-130** Application of **Carter A. Smith** for a variance from the zoning regulations to reduce the half-depth front yard setback from the required 17 ½ feet to 9 feet, for construction of a new, single-family, detached house. Property is located at **1418 METROPOLITAN AVENUE, S.E.**, and fronts 50 feet on the north side of Metropolitan Avenue, beginning at the northeastern corner of Metropolitan Avenue and Monument Avenue. Zoned R-4 (Single-Family Residential) District. Land Lot 177 of the 15th District, DeKalb County, Georgia.
Owner: Second Avenue Development, Inc.
Council District 5, NPU-W
- V-04-131** Application of **William K. Wilson** for variances from the zoning regulations to 1) reduce the required total open space from the required minimum of 70% to 48.5% and 2) reduce the usable open space from the required minimum of 40% to 20.2%. Property is located at **16 ORMOND STREET, S.W.**, and fronts 50 feet on the south side of Ormond Street, beginning 90 feet west of the southwest corner of Ormond Street and Capitol Avenue. Zoned RG-3 (Residential General-Sector 3) District. Land Lot 75 of the 14th District, Fulton County, Georgia.
Owner: PRC/Enterprise Properties, LLC
Council District 1, NPU-V

AGENDA
CITY OF ATLANTA BOARD OF ZONING ADJUSTMENT
Friday, June 18, 2004 AT 1:00 P.M.
ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR

Page 4 of 5

- V-04-132** Application of **Carter A. Smith** for variances from the zoning regulations to 1) reduce the front yard setback from the required 35 feet to 29 feet, 2) reduce the south side yard setback from the required 7 feet to 4 feet, and 3) reduce the rear yard setback from the required 15 feet to 5 feet, to allow for construction of a new single-family, detached house. Property is located at **434 METROPOLITAN PLACE, S.E.**, and fronts 50 feet on the east side of Metropolitan Place, beginning 150 feet south of the southeast corner of Metropolitan Place and Metropolitan Avenue. Zoned R-4 (Single-Family Residential) District. Land Lot 177 of the 15th District, Fulton County, Georgia.
Owner: Northbrooke Homes, Inc.
Council District 5, NPU-W
- V-04-133** Application of **Andy Burton** for a variance from the zoning regulations to reduce the front yard setback from the required 35 feet to 23.8 feet, for a sunroom addition to a single-family, detached house. Property is located at **516 MELLVIEW AVENUE, S.W.**, and fronts 50 feet on the south side of Mellview Avenue, beginning 100 feet west of the southwest corner of Mellview Avenue and Charlton Place. Zoned R-4 (Single-Family Residential) District. Land Lot 88 of the 14th District, Fulton County, Georgia.
Owners: Deborah & Karl McClendon
Council District 12, NPU-X
- V-04-134** Application of **Susan Johnson** for a variance from the zoning regulations to reduce the west side yard setback from the required 10 feet to 7 feet, to allow for an addition to an existing single-family, detached house. Property is located at **994 STOVALL BOULEVARD, N.E.**, and fronts 100 feet on the northeast side of Stovall Boulevard, beginning 310 feet east of the northeast corner of Stovall Boulevard and Vermont Road. Zoned R-3 (Single-Family Residential) District. Land Lot 10 of the 17th District, Fulton County, Georgia.
Owner: Kelly R. Doll
Council District 7, NPU-B
- V-04-146** Application of **Bruce H. Dobbs** for 1) a variance from the zoning regulations to reduce the loading spaces from the required 3 to 1 space, and 2) a special exception to increase the building height from the maximum allowed of 52 feet to 76 feet, for construction of a mixed use, live/work structure. Property is located at **544 N. ANGIER AVENUE, N.E.**, and fronts 185.5 feet on the north side of Dallas Street, beginning at the northwest corner of Angier Avenue and Dallas Street. Zoned L-W (Live-Work) District. Land Lot 18 of the 14th District, Fulton County, Georgia.
Owner: Arthur Cohen
Council District 2, NPU-M

AGENDA
CITY OF ATLANTA BOARD OF ZONING ADJUSTMENT
Friday, June 18, 2004 AT 1:00 P.M.
ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR

Page 5 of 5

DEFERRED CASES

- V-03-410** Application of **Louis Pichulik** for a special exception from the zoning regulations to reduce the required on-site parking from 76 spaces to 48 spaces, for a four existing restaurants. Property is located at **465, 469 & 471 N. HIGHLAND AVENUE, N.E.**, and fronts 151 feet on the east side of N. Highland Avenue, beginning at the northeast corner of North Highland Avenue and Colquitt Street. Zoned HD-20L/RG-2 (Inman Park Historic District/Residential General-Sector 2 District). Land Lot 15 of the 14th District, Fulton County, Georgia.
Owner: Louis Pichulik, et. al.
Council District 2, NPU-N
- V-04-53** Application of **Stephen Macauley** for variances from the zoning regulations to 1) reduce the east side yard setback from the required 7 feet to 2 feet, 2) reduce the rear yard setback from the required 15 feet to 1 foot, and 3) increase the height of and accessory structure from the maximum allowed of 20 feet to 24 feet, for construction of a detached garage. Property is located at **234 RUMSON ROAD, N.E.**, and fronts 68 feet on the north side of Rumson Road, beginning 651.8 feet from the northeast corner of Rumson Road and Bolling Road. Zoned R-4 (Single-Family Residential) District. Land Lot 100 of the 17th District, Fulton County, Georgia.
Owner: Stephen McCauley
Council District 7, NPU-B
- V-04-63** Application of **Marjy and John Stagmeier** for variances from the zoning regulations to 1) reduce the south side yard setback from the required 7 feet to 4.8 feet, and 2) reduce the north side yard setback from the required 7 feet to 6.2 feet, for a second story addition to a single-family, detached house. Property is located at **77 E. PARK LANE, N.E.**, and fronts 46 feet on the southeast side of E. Park Lane, beginning 449.5 feet from the northeast corner of E. Park Lane and Westminster. Zoned R-4 (Single-Family Residential) District. Land Lot 55 of the 17th District, Fulton County, Georgia.
Owners: Marjy and John Stagmeier
Council District 6, NPU-E
- V-04-88** Application of **Malcolm Okosun** for variances from the zoning regulations to 1) reduce the north side yard setback from the required 7 feet to 4 feet (including 4 feet of credit from half of an 8-foot wide alley), and 2) reduce the south side yard setback from the required 7 feet to 2 feet, for construction of a new single-family, detached house. Property is located at **21 DANIEL STREET, S.E.**, and fronts 19.5 feet on the west side of Daniel Street, beginning 202.7 feet south of the southwest corner of Daniel Street and Edgewood Avenue. Zoned R-5 (Two-Family Residential) District. Land Lot 45 of the 14th District, Fulton County, Georgia.
Owner: Iwu Enterprises, Inc.

AGENDA
CITY OF ATLANTA BOARD OF ZONING ADJUSTMENT
Friday, June 18, 2004 AT 1:00 P.M.
ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR

Page 6 of 5

Council District 5, NPU-M